

Housing Expansion

20 Hawley Street

Binghamton, NY

Applicant:

Hawley Street Members, LLC
c/o Alfred Weissman Real Estate, LLC
120 Old Post Road
Rye, NY 10580

Architect:

Tecton Architects, PC
One Hartford Square West
Hartford, CT 06106

Drawing List:

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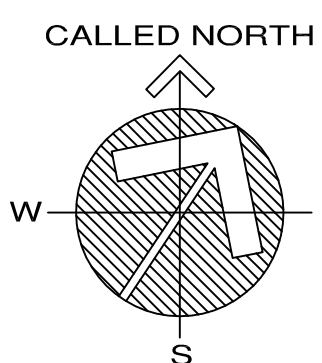
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HOUSING EXPANSION
20 HAWLEY STREET
BINGHAMTON, NY

Project Location



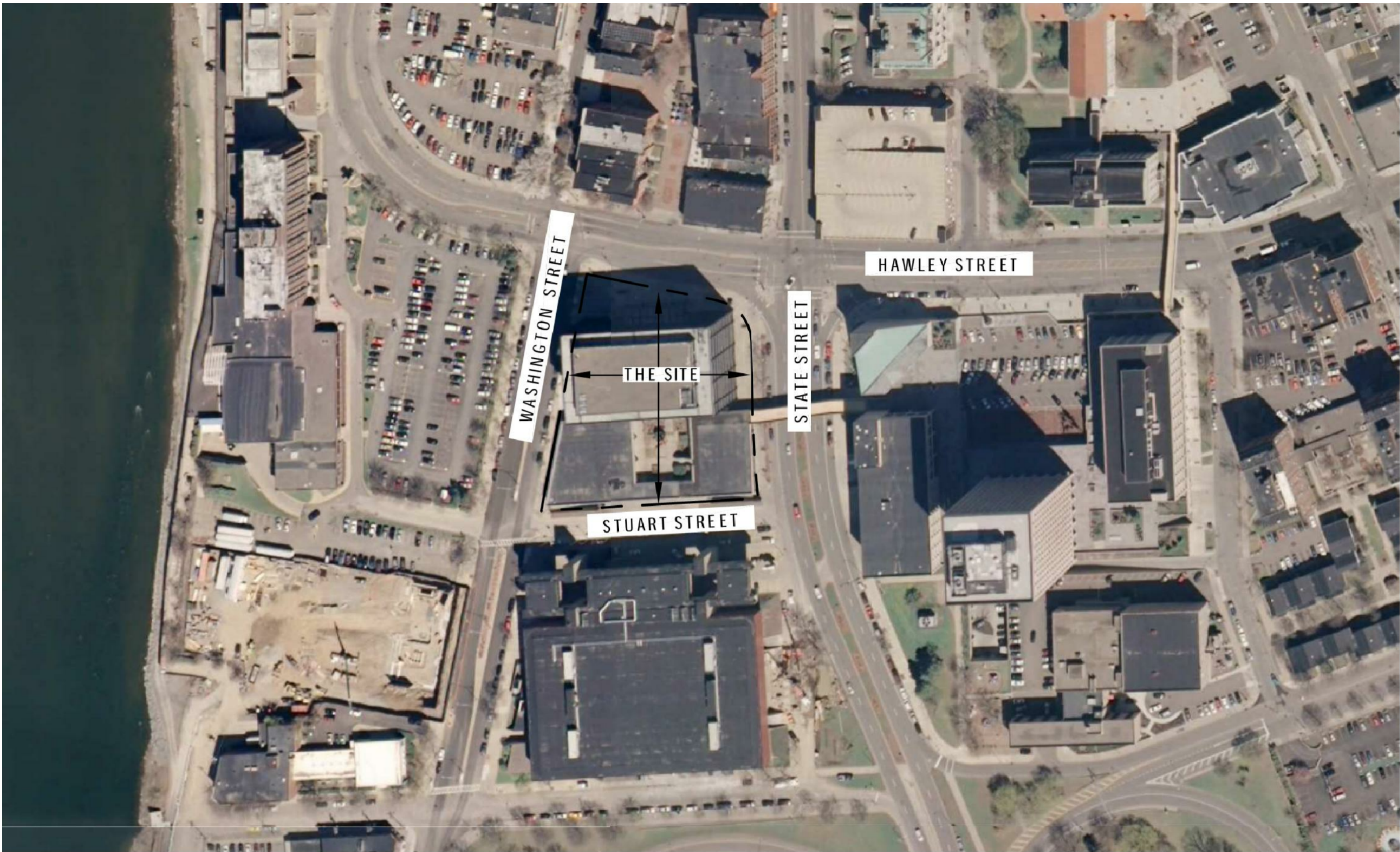
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SITE PLAN SUBMISSION
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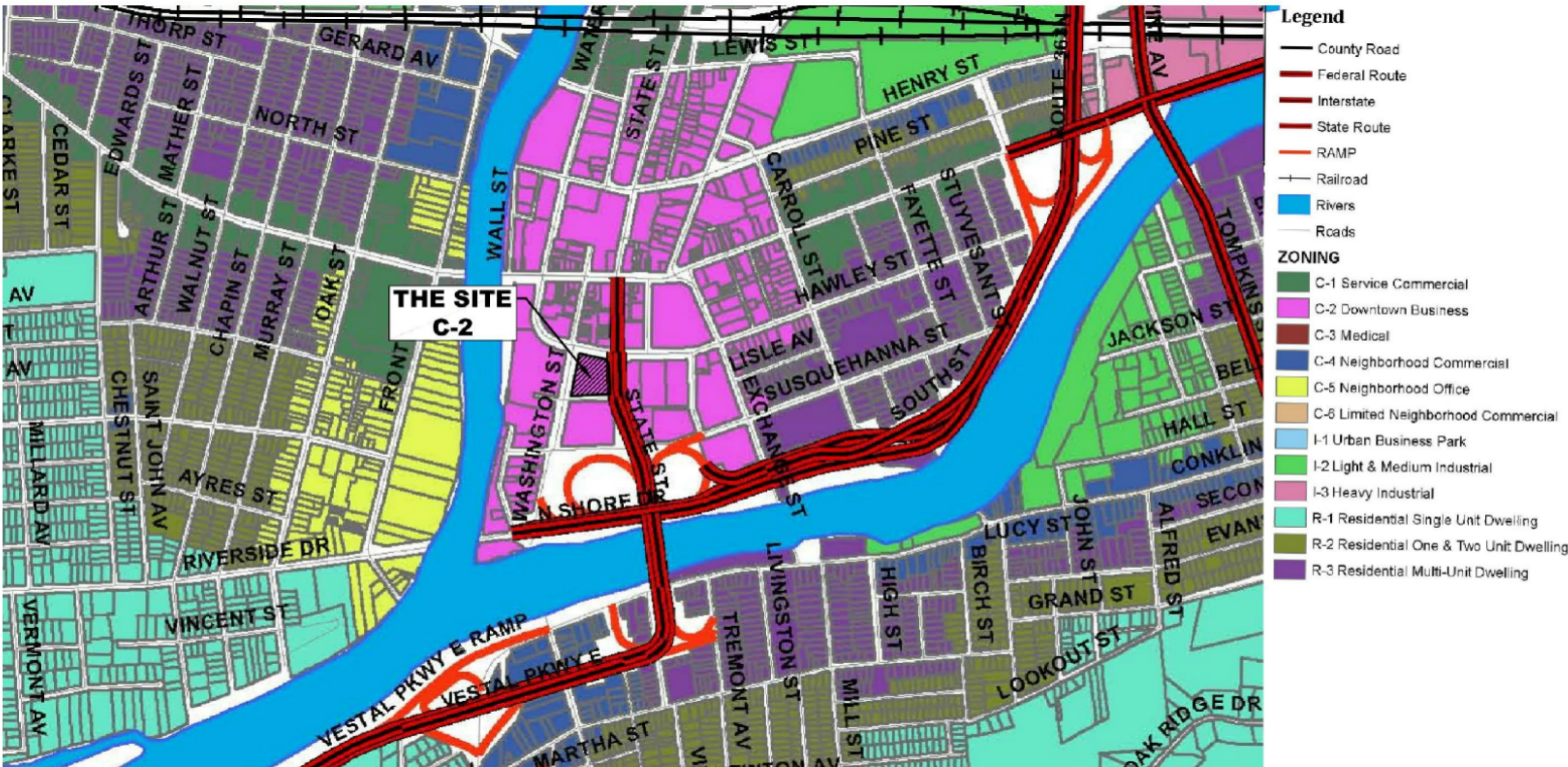
TITLE SHEET

ISSUE DATE: 10/2/2013
Project #: AWR18AR.01 Scale: AS NOTED
Drawn By: JJW Checked By: JJW

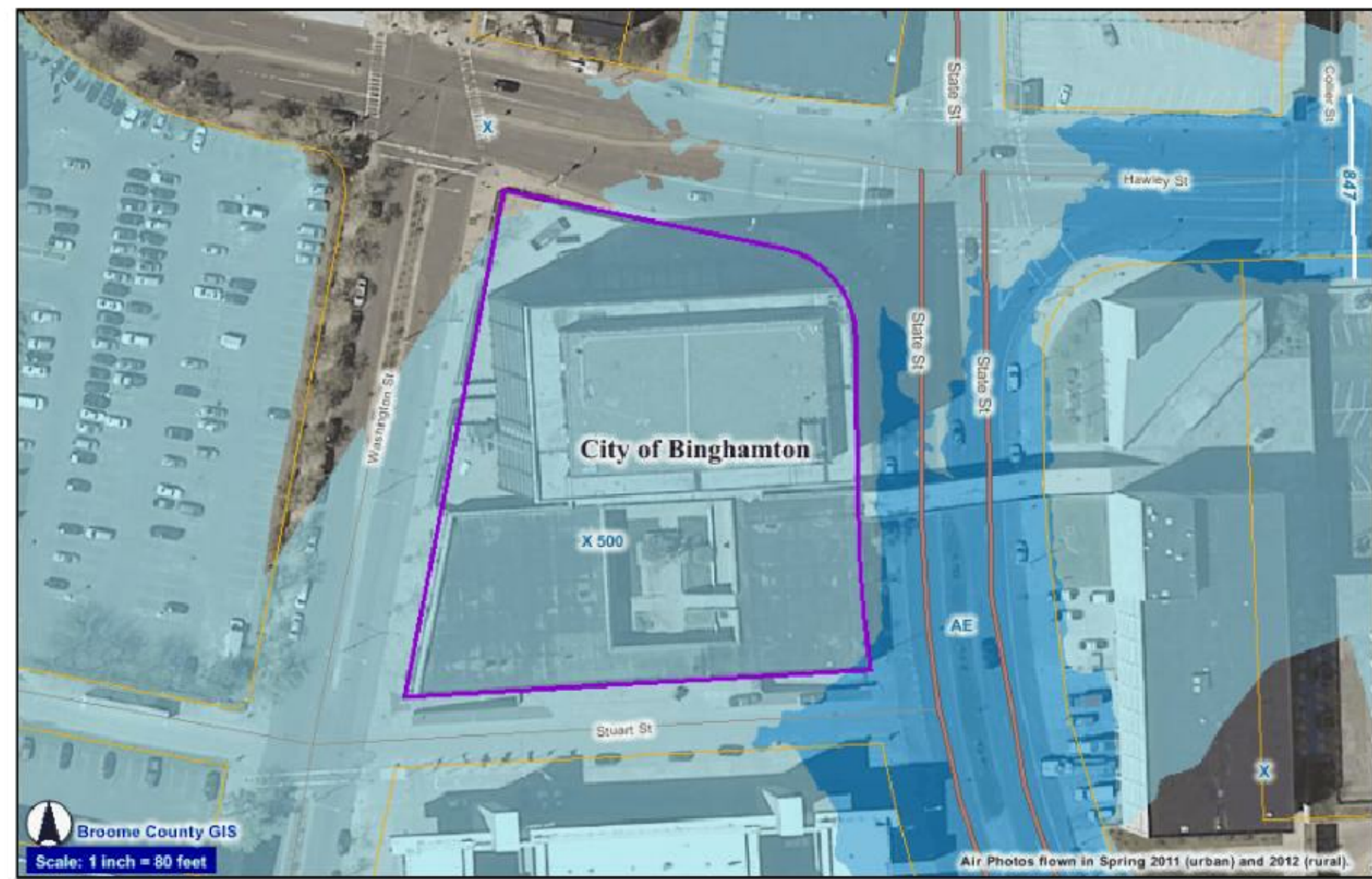
T-1



LOCATION MAP (LADA L-1 5/24/2010)



ZONING MAP (LADA L-1 5/24/2010)



FLOOD PLAIN MAP

<http://broomegis.co.broome.ny.us/website/broome/public/propinfo/viewer.htm>

UNIT SUMMARY TABLE

EXISTING BUILDING - UNITS		PROPOSED ADDITION - UNITS	
28	1 BEDROOM	20	5 BEDROOM
5	2 BEDROOM	20	4 BEDROOM
10	3 BEDROOM	40	180 BEDS
21	4 BEDROOM		
24	5 BEDROOM		
3	6 BEDROOM		
91	290 BEDS		

UNIT SUMMARY		
EXISTING	91 UNITS	290 BEDS
PROPOSED	40 UNITS	180 BEDS
	131 UNITS	370 BEDS

SITE DATA TABLE

SITE:	20 HAWLEY STREET - BINGHAMTON, NY	
SITE SIZE:	84,070 +/- SF (1.93 +/- Ac)	
ASSESSOR'S IDENTIFICATION:	160.49-1-22	
ZONE:	C-2	
EXISTING USES:	COMMERCIAL OFFICE	
PERMITTED:	COMMERCIAL, RETAIL, OFFICE, RESTAURANT	
SPECIAL USE:	HOUSING	
EXISTING BUILDING SIZE:		
FIRST FLOOR:	40,390 +/- SF	
UPPER FLOORS:	126,480 +/- SF	
SETBACKS:	REQUIRED	PROVIDED
*FRONT	0'	0'
PROPOSED BUILDING:		
FIRST FLOOR:	NO CHANGE	
UPPER FLOORS:	87,500 (8,750 X 5 X 2)	
MAXIMUM LOT COVERAGE:	90%	
EXISTING LOT COVERAGE:	60%	
PROPOSED LOT COVERAGE:	NO CHANGE	

EXISTING PARKING:	174 SPACES (SUB-SURFACE)
PROPOSED PARKING:	174 SPACES (SUB-SURFACE)

NOTE:
*THE SITE HAS FOUR FRONT YARDS



BROOME COUNTY, NEW YORK
UNIFIED PARCEL INFORMATION SYSTEM
BROOME COUNTY GIS | Phone: (607) 778-6505 | Web: www.bcgis.com

PROPERTY SUMMARY FOR PARCEL # 160.49-1-22

Ownership Information	
Owner Name(s):	Hawley Street Members LLC
Mailing Address:	120 Old Post Rd Rye, NY 10580
Property Characteristics	
Parcel Location:	20 HAWLEY ST City of Binghamton 13901
Land Area:	1.72 Acres Total Assessment: \$1000000 Full Value: \$1176471
Property Use:	Commercial, 480 Land Assessment: \$254700 Full Value: \$299647
239 Review?	Yes - Within 500 Feet of: State/County Park, State/County Road, State/County Facility
Deed Book & Page:	2298-62
Exemptions:	18020
Previous Sale Information:	Sale Price: \$1520546 Sale Date: 10/22/2009
Site Information (1 of 1)	
Nearest Highway Access:	Under 2 Miles
Water:	Public Sewer: Public/Comm Utilities: Gas & Electric
Adjacent to Rail?	No
Site Desirability:	NA
Districts	
Property Located in Empire Zone?	Yes
Zoning District:	Downtown Business District
School District:	Binghamton
Census Tract Number:	11
Historic?	No
Special Districts:	None
Property Located in HUB Zone?	Yes
Property Located in Agricultural District?	No
Fire Coverage:	City of Binghamton Fire
Election District:	City 19
Environmental Features	
DEC Wetlands on Parcel?	No
Watershed:	Susquehanna River Great Bend
Soils:	Cv
Existing FEMA Information:	Preliminary New FEMA Information:
FEMA SFHA:	Out, Zone X500 (500-year floodplain)
FEMA Panel Number:	3600380002C
FEMA Panel Date:	06/01/1977
FEMA SFHA:	Partially Within, Zone AE (100-year floodplain)
FEMA Panel Number:	36007C0356F
FEMA Panel Date:	02/05/2010

DISCLAIMER:
The information provided is prepared from a variety of sources including recorded deeds, plats, tax maps, surveys, and other public records and data. Users of this map data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Broome County assumes no legal responsibility for the information contained herein.



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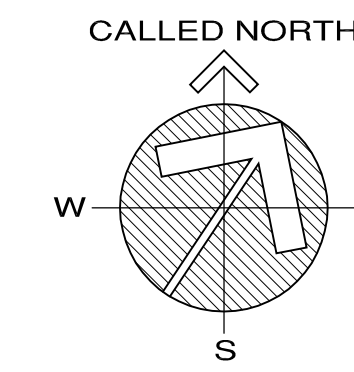
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BINGHAMTON, NY

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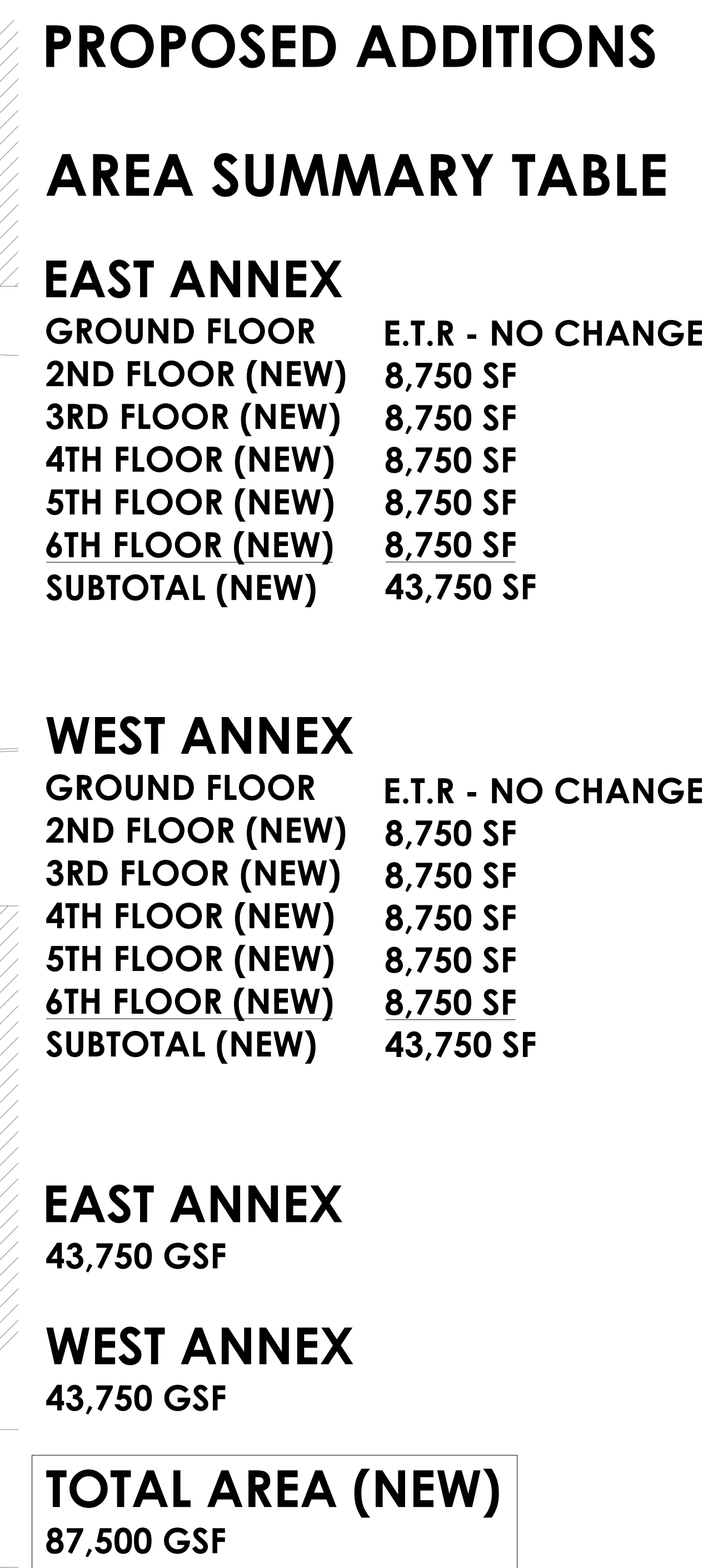


Scale
SITE PLAN SUBMISSION

Job Progress

SITE PLAN
ZONING TABLE
INFORMATION

ISSUE DATE: 10/2/2013
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NOTE:
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COLLECTED FROM THE ORIGINAL SITE PLAN
COMPLETED BY LADA, DATED 06.02.2010 LABELED
"PROPOSED SITE AND LANDSCAPING PLAN",
DRAWING A0.01. - STUDENT APARTMENTS -
TWENTY HAWLEY STREET, BINGHAMTON, NY
COMPLETED FOR HAWLEY STREET MEMBERS, LLC.
THE PLANS WERE USED WITH THE CONSENT OF
HAWLEY STREET MEMBERS, LLC.

THE NOTATION AND GRAPHICS FOR THE
PROPOSED ADDITIONS ARE IN ADDITIONAL TO THE
ORIGINAL DOCUMENT.



1 PHOTO #1
N.T.S.



2 PHOTO #2
N.T.S.



3 PHOTO #3
N.T.S.



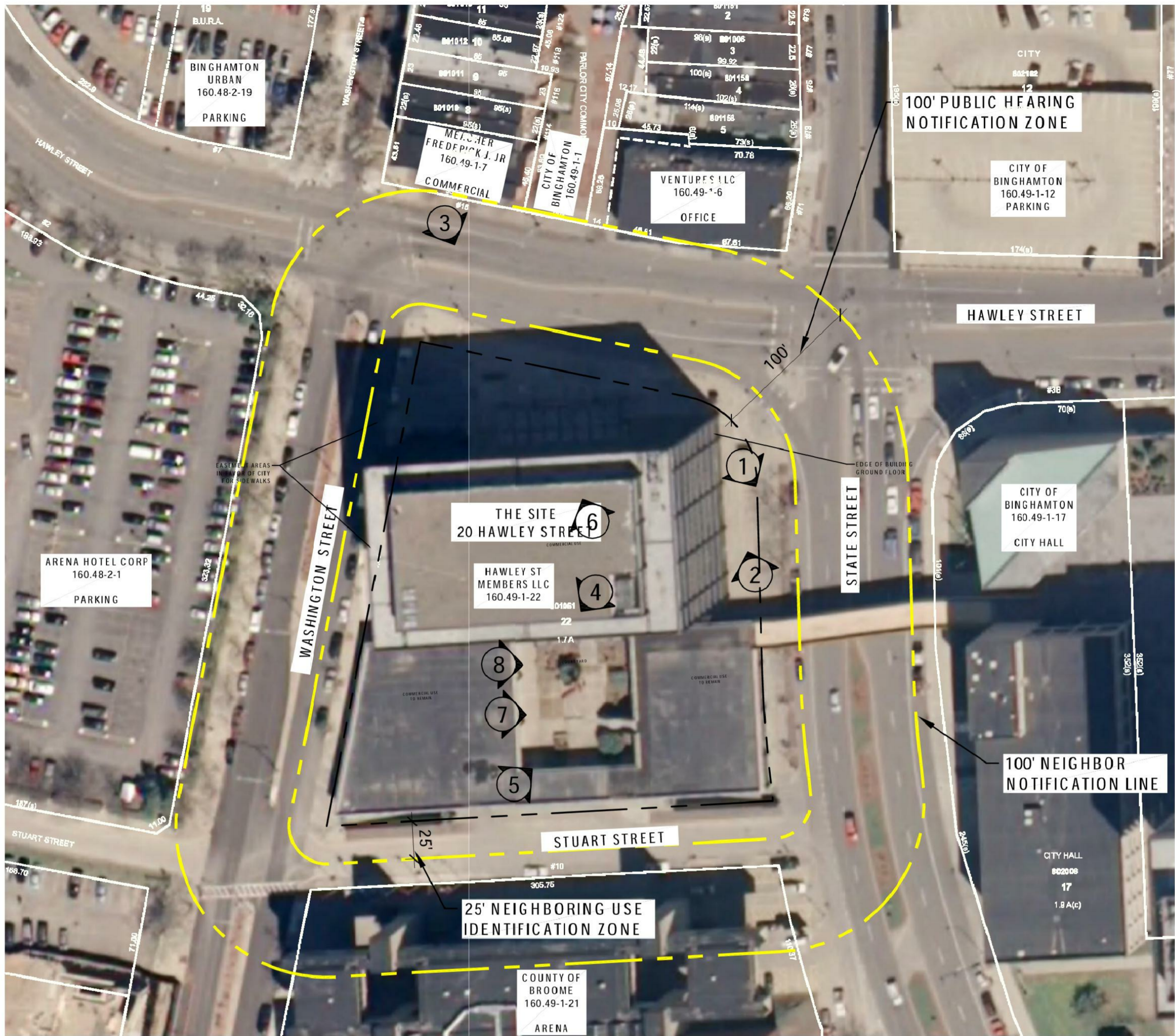
4 PHOTO #4
N.T.S.



5 PHOTO #5
N.T.S.



6 PHOTO #6
N.T.S.



7 PHOTO #7
N.T.S.



8 PHOTO #8
N.T.S.

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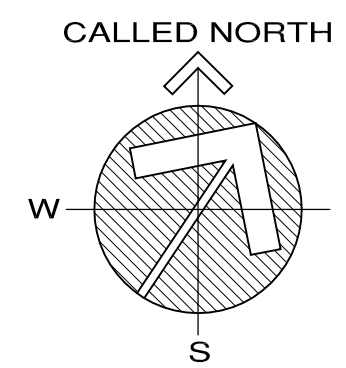
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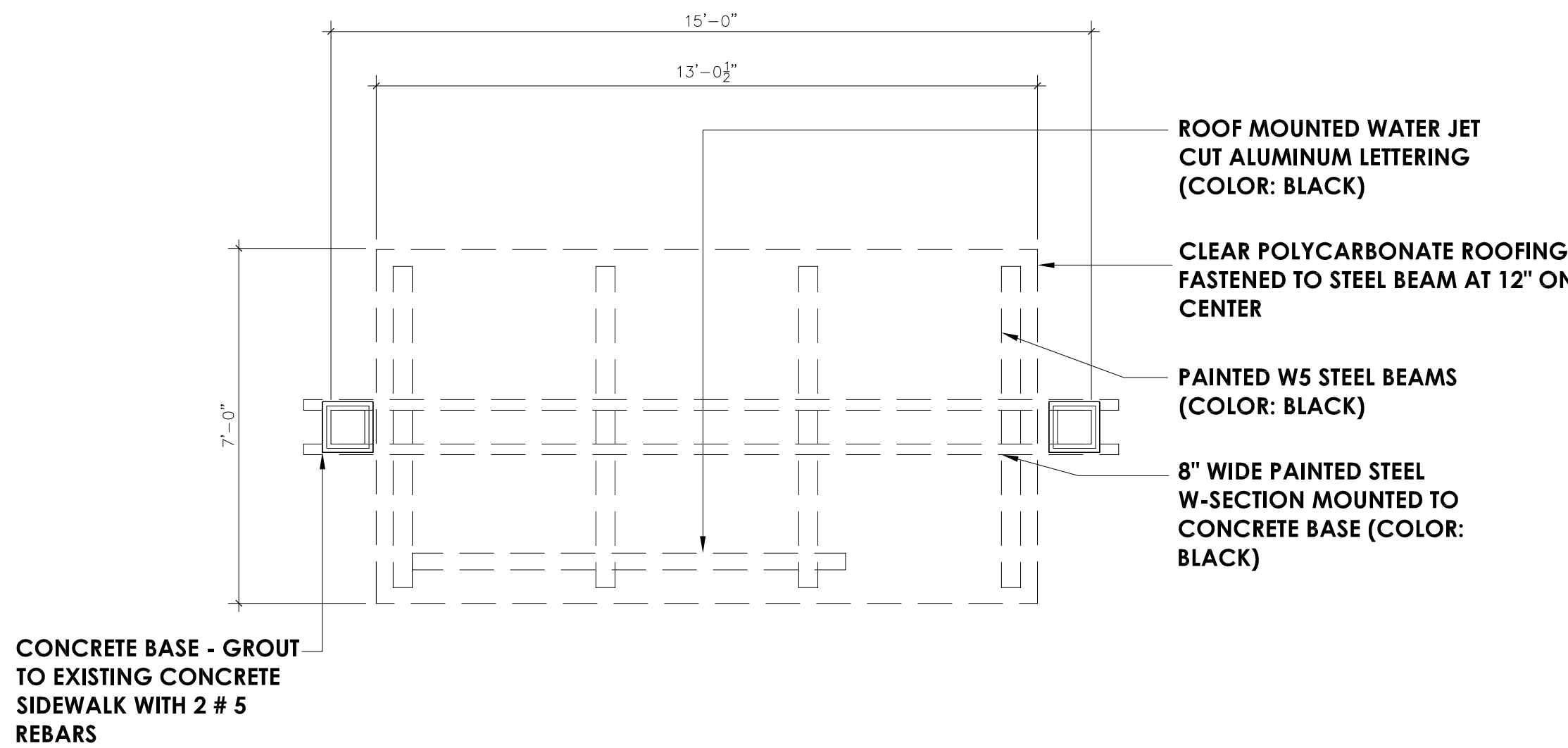
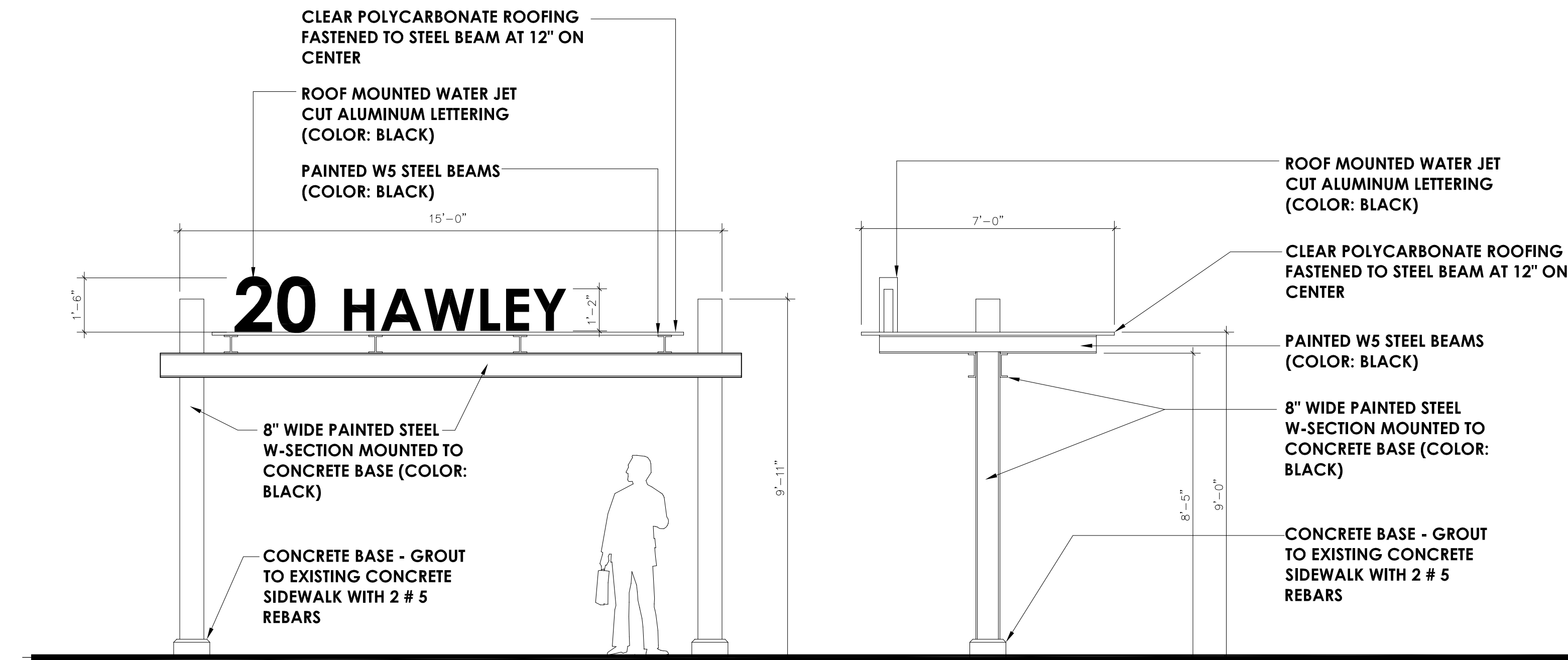


Scale
SITE PLAN SUBMISSION

Job Progress

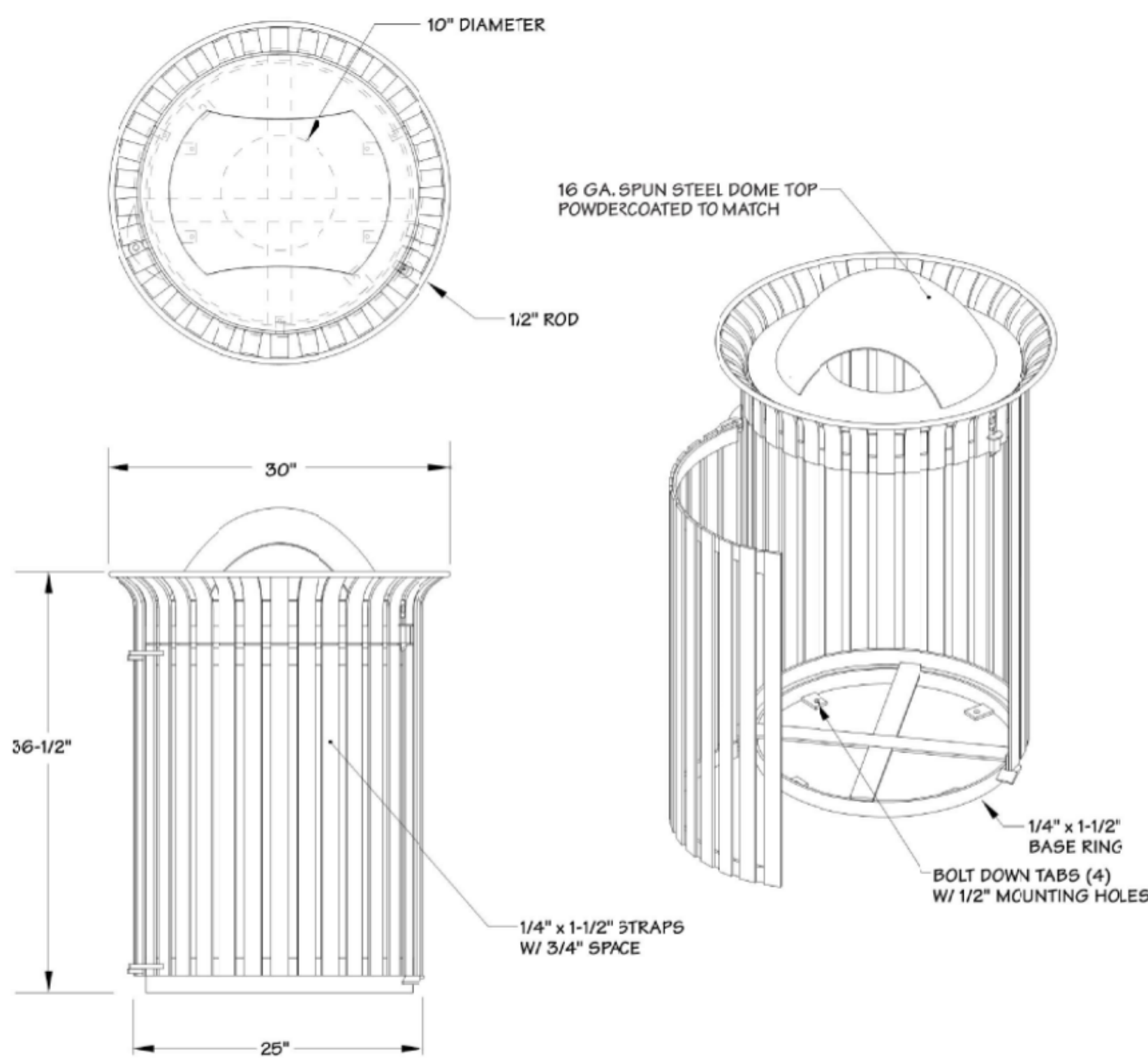
**CONTEXT MAP
AND PHOTOS**

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Drawn By: JJW Checked By: JJW



PROPOSED BUS SHELTER

SCALE: 3/8" = 1'-0"



TR-12 Trash Receptacle, Dome Top with Side Opening and 30 gallon liner

PROPOSED TRASH ENCLOSURE

SCALE: NONE



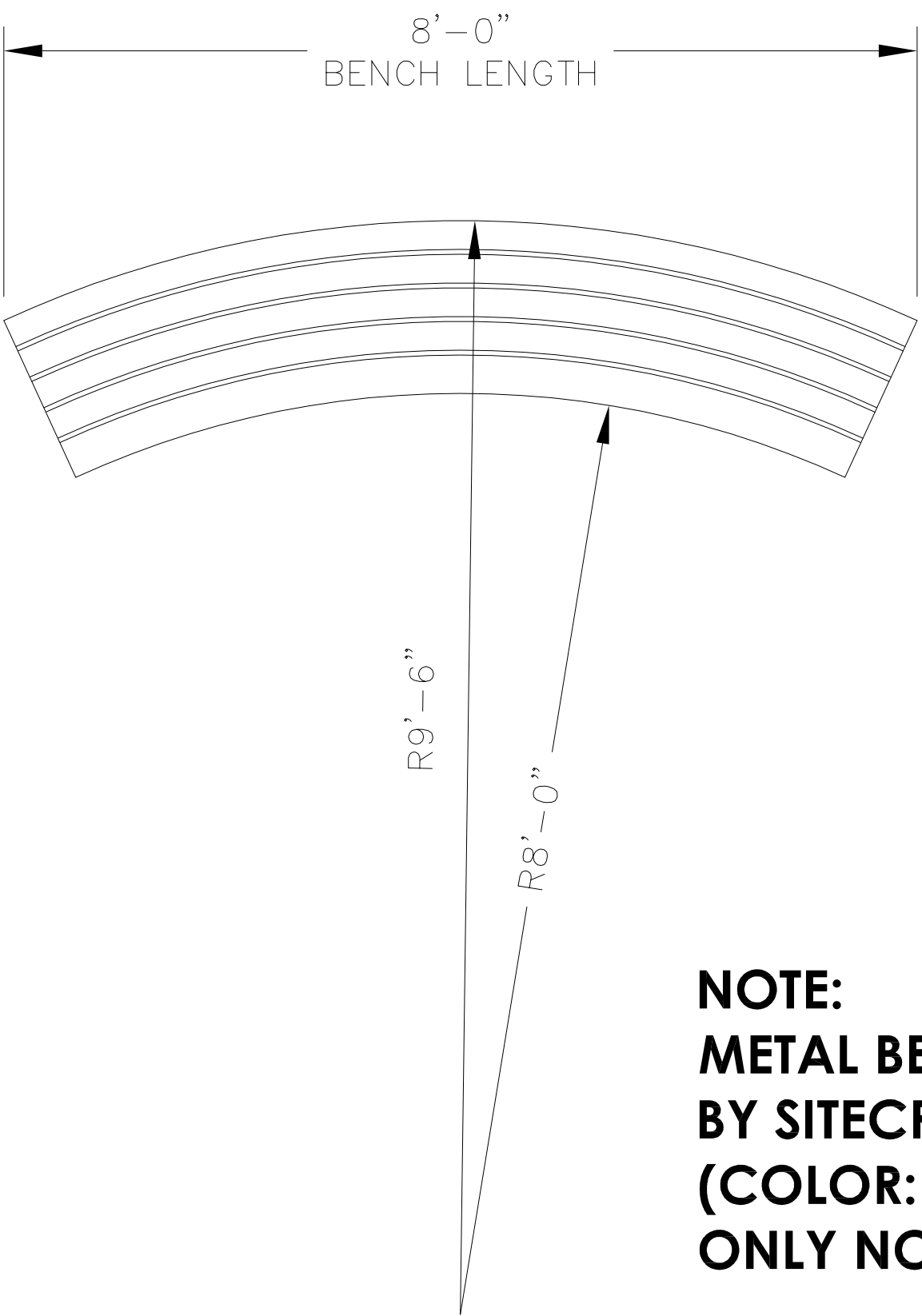
PROPOSED PRE-CAST PLANTERS - REFER TO PLAN FOR SIZE AND LOCATION - PROVIDED BY FS INDUSTRIES, OR EQUAL
PO Box 72659 Providence, RI 02907
Toll free:(800) 421-0314 • In RI:(401) 421-0314 • Fax:(401) 421-5679

PROPOSED PLANTERS

SCALE: NONE



PROPOSED 30" DIAMETER METAL TRASH RECEPTOR (COLOR: BLACK) MODEL: Model TR-12 TRASH RECEPTACLE BY FAIRWEATHER FURNISHINGS (OR EQUAL)



PROPOSED BENCH SEATING

SCALE: NONE

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Scale
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Job Progress

6/24/2013 - PMZ REVISIONS

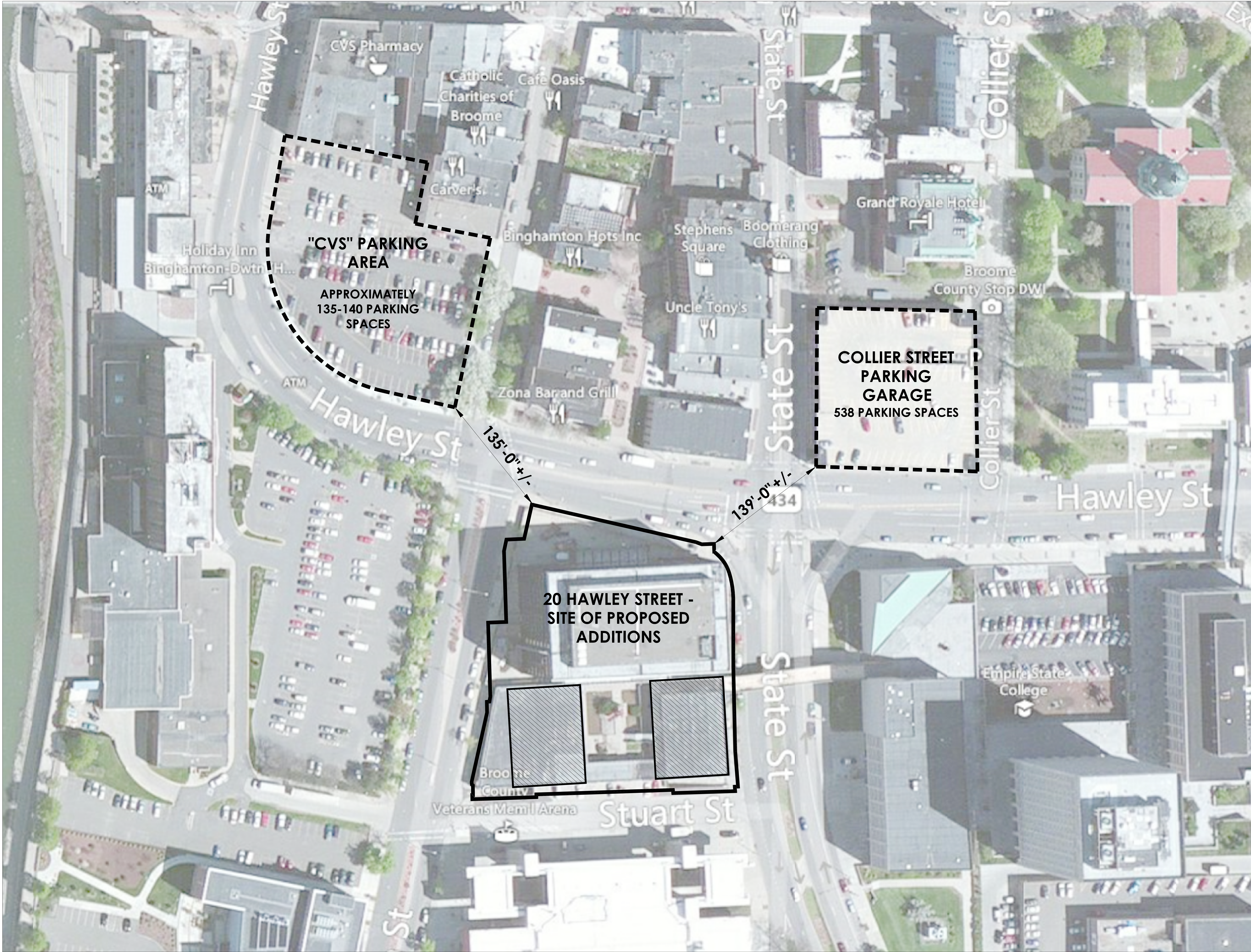
SITE
IMPROVEMENTS

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OFFSITE PARKING LOCATION DIAGRAM
SCALE: 1" = 40'-0"

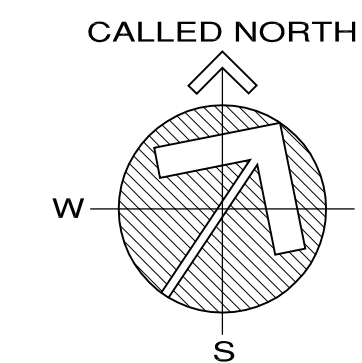
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Scale
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Job Progress

6/24/2013 - PHZ REVISIONS

**OFFSITE PARKING
LOCATION
DIAGRAM**

ISSUE DATE: 10/2/2013

Project #: AWR18AR.01

Scale: AS NOTED

Drawn By: JJW

Checked By: JJW



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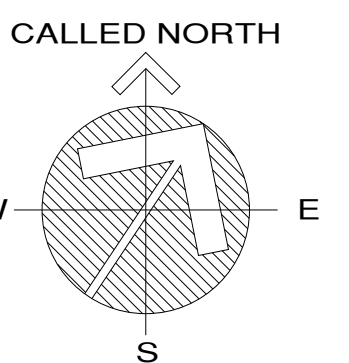
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Seals

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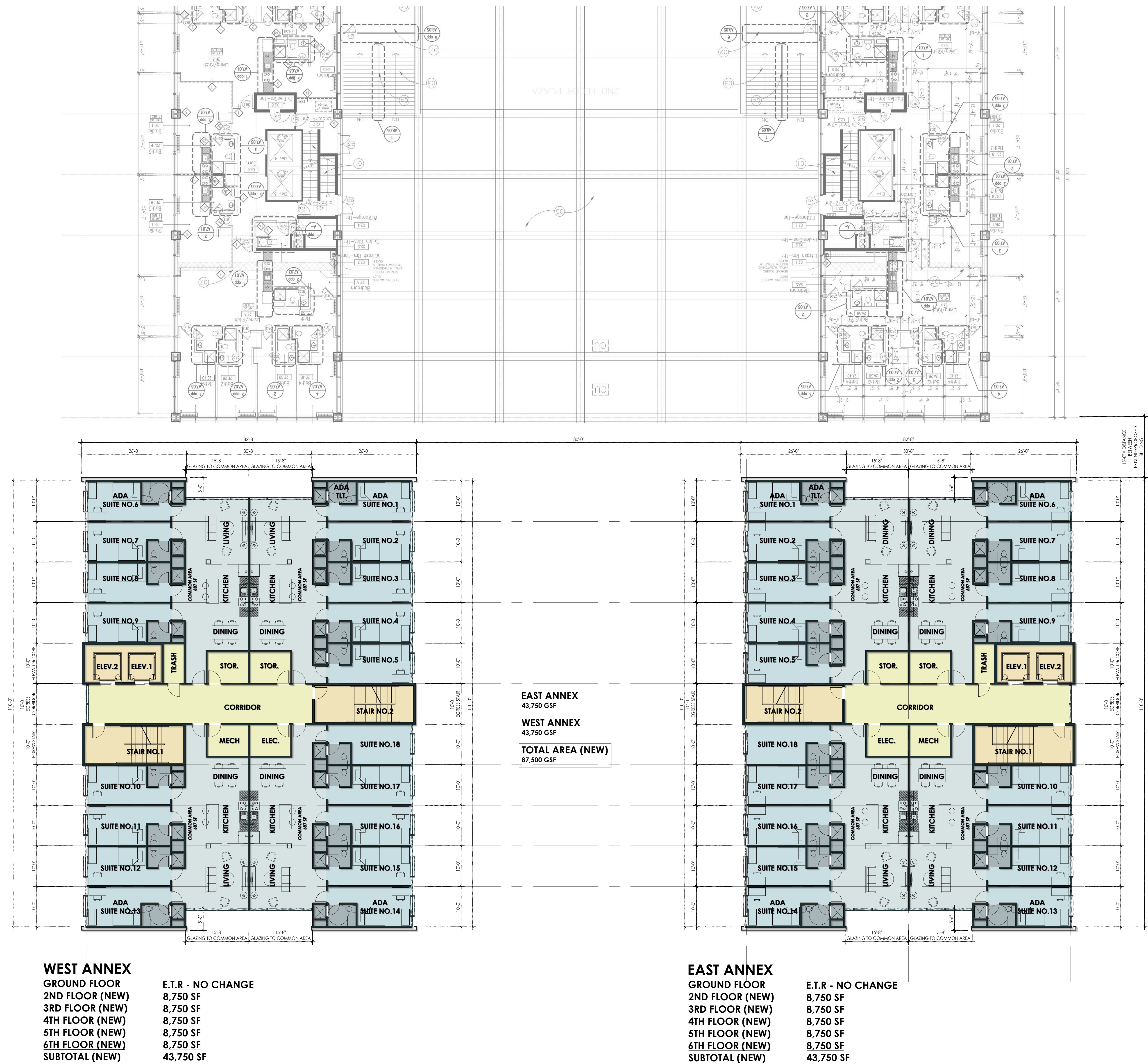
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Job Progress

PROPOSED
FLOOR PLANS
TYPICAL FLOORS
FLR.1 - FLR. 5

ISSUE DATE: 10/2/2013
Project #: AWR10AR.01 Scale: AS NOTED
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A-1



WEST ANNEX - FLOORS 1 THRU 5
SCALE: 3/32" = 1'-0"

EAST ANNEX - FLOORS 1 THRU 5
SCALE: 3/32" = 1'-0"



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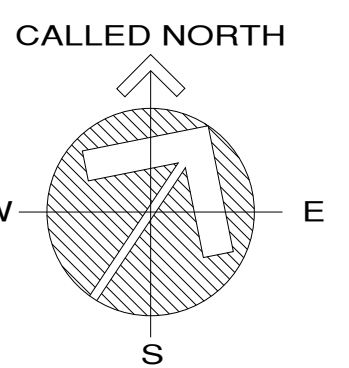
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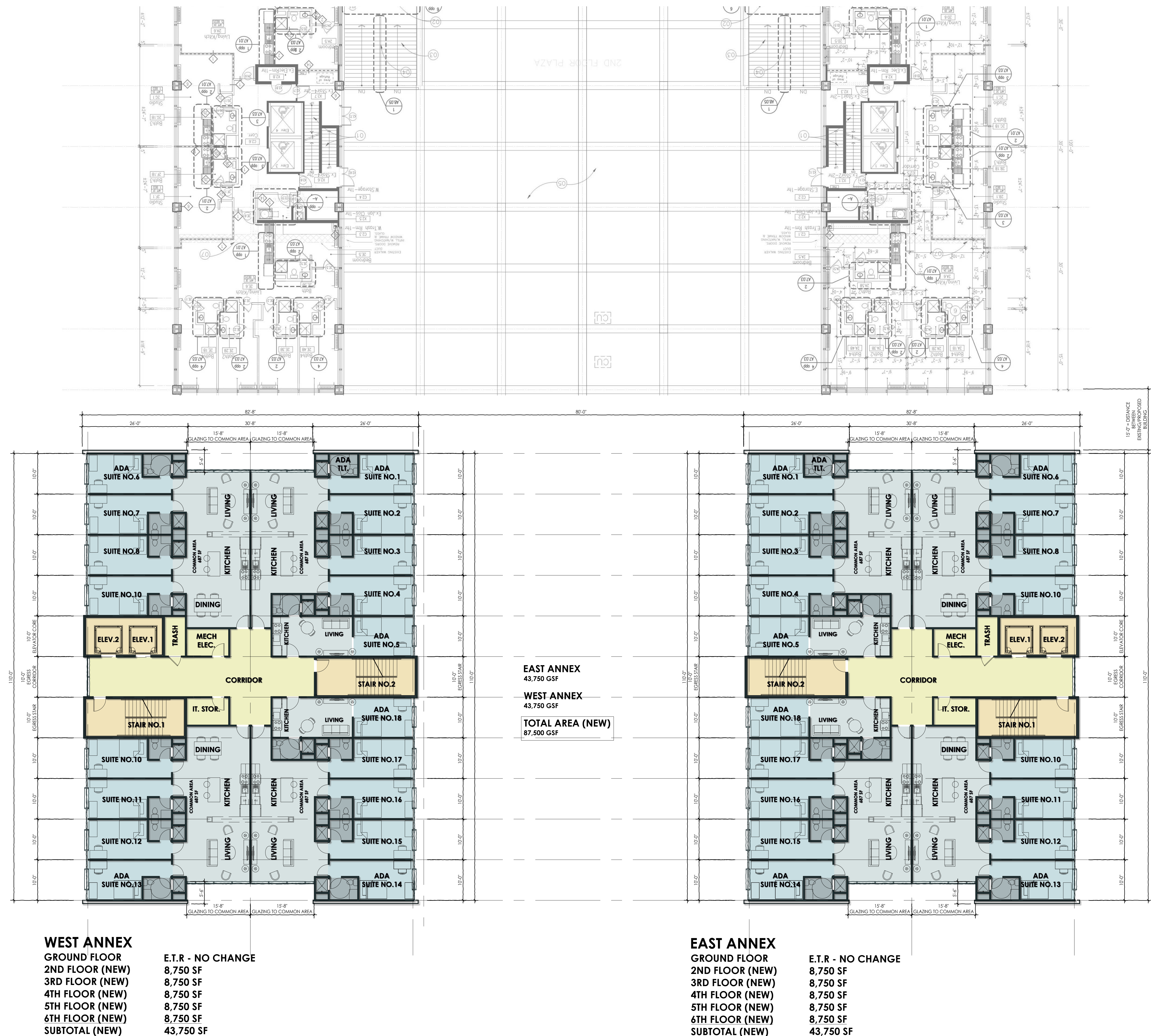
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Job Progress

ALT.-A PROPOSED
FLOOR PLANS
TYPICAL FLOORS
FLR.1 - FLR. 5

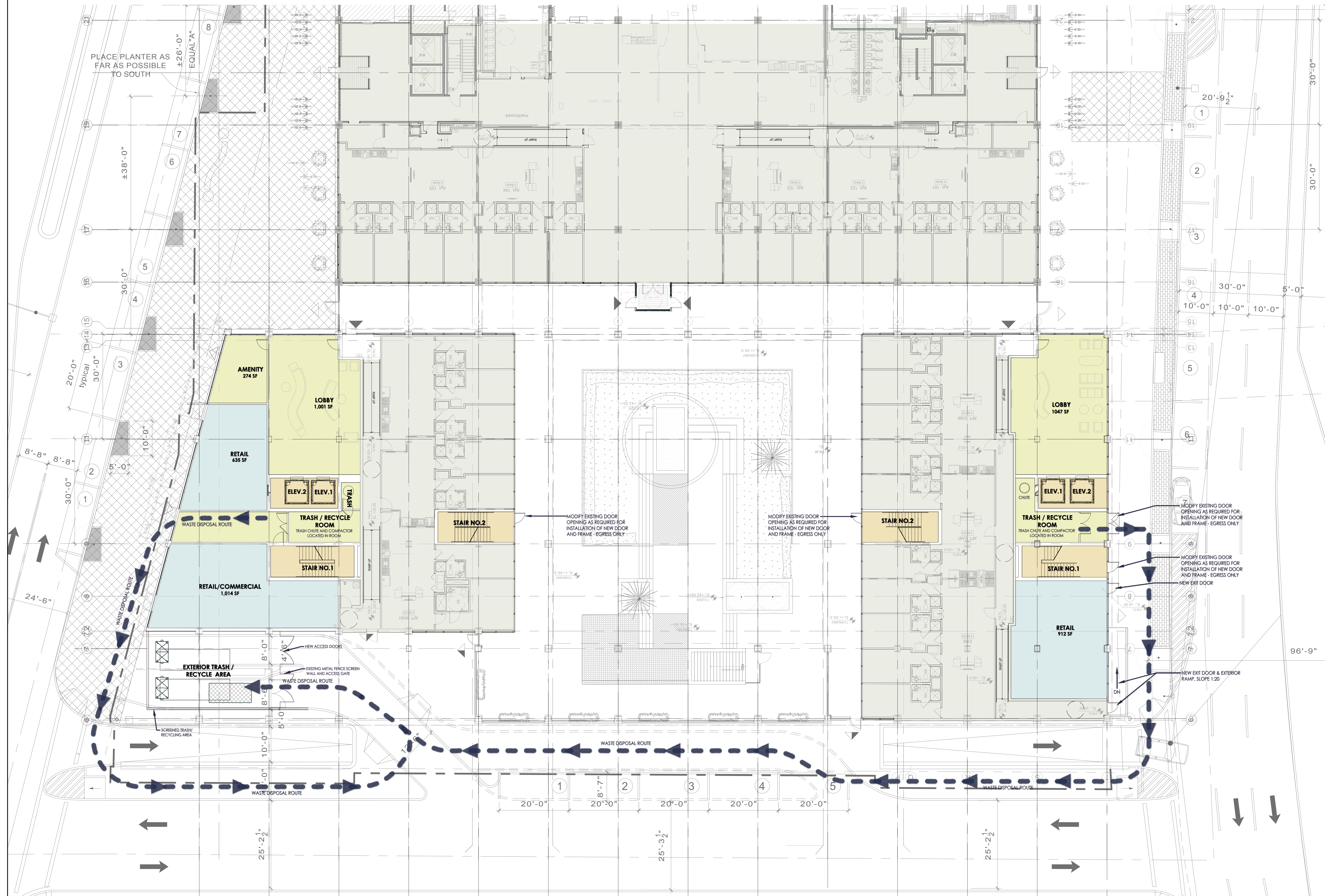
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A-1A



WEST ANNEX - FLOORS 1 THRU 5
SCALE: 3/32" = 1'-0"

EAST ANNEX - FLOORS 1 THRU 5
SCALE: 3/32" = 1'-0"



PROPOSED GROUND FLOOR RENOVATIONS
SCALE: 3/32" = 1'-0"

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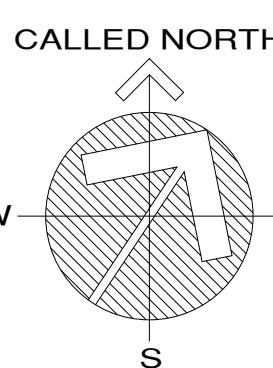
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Project Location



Seals

**SITE PLAN SUBMISSION
PROGRESS
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Job Progress

**PROPOSED
GROUND FLOOR
PLAN AND
EXTERIOR ELEVATIONS**

ISSUE DATE: 10/2/2013

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Seals

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PROGRESS
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Job Progress

PROPOSED
EXTERIOR
ELEVATIONS

ISSUE DATE: 10/2/2013

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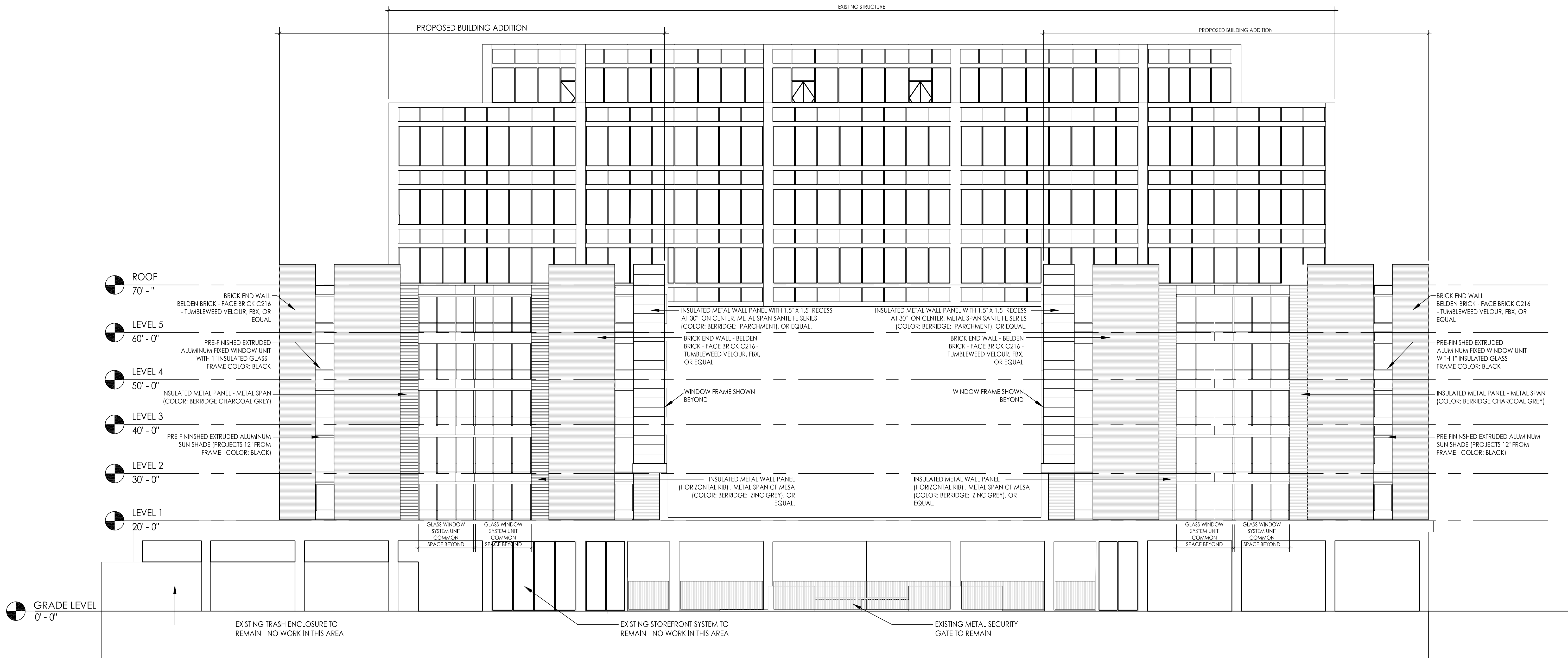
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A-3



PROPOSED EAST ELEVATION (EAST ANNEX)

SCALE: 3/32" = 1'-0" NOTE: WEST ELEVATION OF WEST ANNEX (SIM./MIRRORED)



PROPOSED SOUTH AND NORTH ELEVATIONS

SCALE: 3/32" = 1'-0"

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Project Location

Scale
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**PROGRESS
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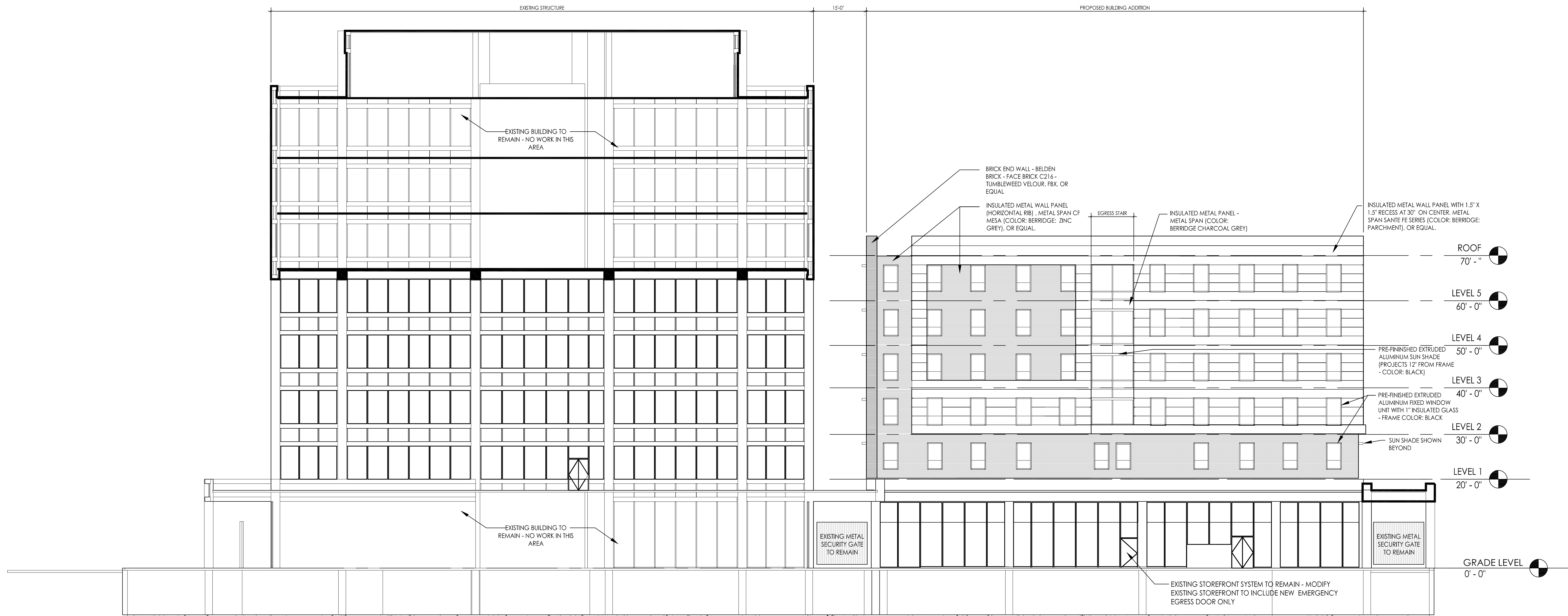
Job Progress

PROPOSED
EXTERIOR
ELEVATIONS
& MATERIALS

ISSUE DATE: 10/2/2013

Project #: AWB18AR.01 Scale: AS NOTED
Drawn By: JJW Checked By: JJW

A-4



PROPOSED WEST ELEVATION (EAST ANNEX)
SCALE: 3/32" = 1'-0" NOTE: EAST ELEVATION OF WEST ANNEX (SIM./MIRRORED)

PROPOSED MATERIAL PALETTE

NOTE: MANUFACTURER AND COLOR MAY VARY DEPENDING UPON "OR EQUAL" MATERIAL SUBMISSIONS



BRICK:
BELDEN BRICK -
FACE BRICK C216,
TUMBLEWEED
VELOUR, FBX



ROOF TOP SCREEN:
GREENHECK,
COLOR BLACK,
LOUVERED FACADE



INSULATED METAL PANELS:
BERRIDGE: PARCHMENT



BERRIDGE:
ZINC GREY



METAL SPAN:
ARCADIAN GREEN



BERRIDGE:
CHARCOAL GREY



CF MESA,
LIGHT MESA



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PRECEDENT IMAGES OF METAL CLADDING
IMAGES INTENDED TO REPRESENT DESIGN INTENT OF METAL PROPOSED CLADDING SYSTEM



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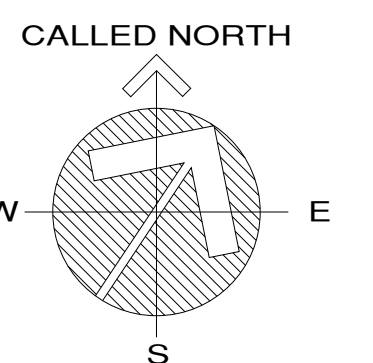
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Seals

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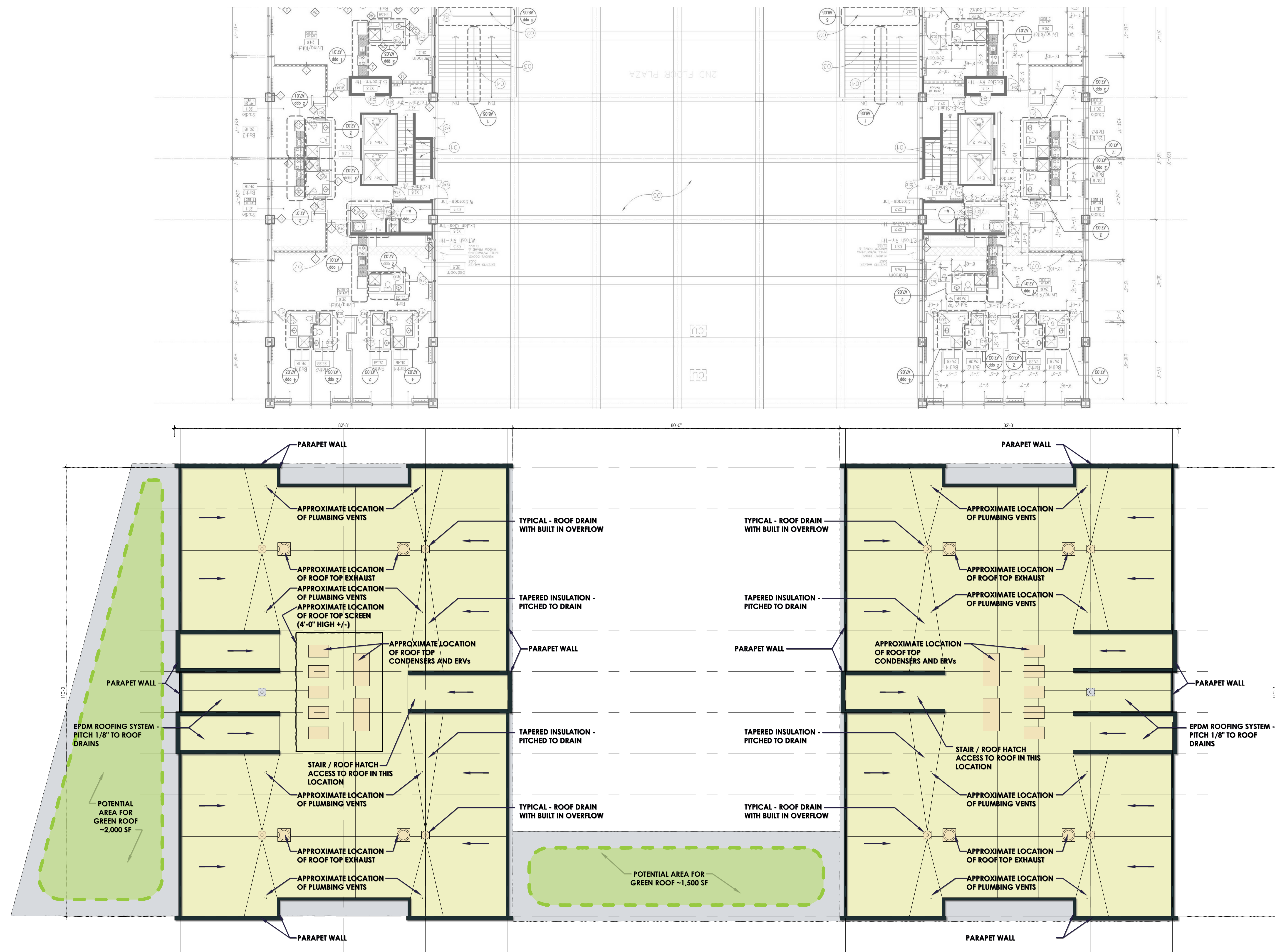
Job Progress

PROPOSED
ROOF PLAN

ISSUE DATE: 10/2/2013

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Drawn By: JJW Checked By: JJW

A-5



PROPOSED ROOF PLAN

SCALE: 3/32" = 1'-0"

